

***Village of Barrington  
Zoning Board of Appeals***  
Minutes Summary

Date: March 1, 2005

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Patricia Pokorski, Chairperson  
Ryan Julian, Commissioner  
Bruce Kramer, Commissioner  
Peg Moston, Commissioner  
Victoria Perille, Commissioner

Staff Members: Paul Evans, Assistant Director of Planning

***Call to Order***

Chairperson Pokorski called the meeting to order at 7:06 p.m.

Roll Call noted the following: Patricia Pokorski, Chair, present; Ryan Julian, present; Bruce Kramer, present; Peg Moston, present; Victoria Perille, present; Daniel Fitzgerald, absent; and Robert Henehan, absent. There being a quorum established, the meeting proceeded.

***Chairperson's Remarks***

None

***Old Business***

None

***New Business***

**ZBA 05-02: Hollis Brothers – 250 E. Main Street (Special Use Amendment)**

**Petitioner: David J. Hollis, owner**

Ms. Pokorski swore in Mr. Hollis, who would be speaking on the petition.

Mr. Hollis is requesting to sell up to four (4) vehicles at the location. The sale of the vehicles will not involve printed advertising, posting of signs, etc. No physical changes will occur on the property. The selling of the vehicles will be conducted through direct marketing and word-of-mouth.

Ms. Pokorski asked for the staff report.

Mr. Evan stated the petitioner is requesting approval to amend special use ordinance 98-2721 relative to the sale of automobiles as an accessory use to a special permitted use on the subject property. The petitioner is requesting to sell up to four (4) vehicles onsite. The property is zoned B-4 and accessory uses are allowed in B-4 zoning districts. The petitioner has stated that the cars will not be conspicuously presented on the lot and has agreed not to market the sale through advertisement or signs posted on the lot. Staff finds that all 18 of the special use standards have been met and is recommending approval of ZBA 05-02, issuing an amendment to Special Use Ordinance 98-2721 for the sale of automobiles as an accessory use to a special permitted use with the following conditions:

1. No more than four (4) automobiles for sale may be displayed on the property
2. The applicant shall be prohibited from calling attention for the sale through signage, markings, stickers, lighting, special display areas of the like. The cars for sale on the property should not be easily distinguished from other cars to be repaired except that the cars for sale will be located in four (4) reserved parking spaces as determined by the Village.
3. All landscaping including ground cover, perennials, annuals, bulb plantings and sod shall be installed and maintained as indicated on the previously approved landscape plan. The Village shall inspect the existing plant material and provide the applicant with a list of missing material to be installed in the spring of 2005.
4. The applicant shall be required to enter into a maintenance agreement with the Village of Barrington to ensure proper maintenance and upkeep of all landscape features.

Ms. Pokorski noted that no one was present to speak against the petition.

Ms. Pokorski asked for board comments.

Ms. Pokorski requested to change the wording of staff's recommendation of item #16 of the Special Standards from, 'Staff believes this standard is met' to 'Staff believes the standard is not applicable'.

Ms. Perille asked staff, by the owner using four of the available parking spaces on his lot to sell vehicles, will this affect the required number of parking spaces for this business.

Mr. Evans replied that the using of the four spaces to sell vehicles is allowed and will not affect the requirements.

Ms. Perille asked how the restrictions will be monitored.

Mr. Evans responded the site will be checked periodically by staff and staff will respond to any complaints filed against the property.

Mr. Kramer asked staff why recommendation #3 was included.

Mr. Evans responded that the recommendation is basically a standard requirement and allows the village to ensure that the landscaping is being maintained.

Ms. Pokorski asked the board if they were ready to consider a motion.

#### **Motion**

*Mr. Julian made a motion to recommend approval of ZBA 05-02 with staff's recommendations. Ms. Perille seconded the motion.*

*Roll Call Vote:*

*Mr. Julian - yes*

*Mr. Kramer - yes*

*Ms. Moston - yes*

*Ms. Perille - yes*

*Ms. Pokorski - yes*

*Motion carried.*

Mr. Evans informed the Petitioner that this matter will go before the Board of Trustees on March 14, 2005.

#### **Minutes**

Ms. Pokorski advised she did not receive the February 1, 2005 minutes in her packet and requested a few minutes to review. Ms. Pokorski noted errors on the minutes to be corrected.

*Motion by Mr. Julian to approve the minutes of February 1, 2005 with the requested changes. Ms. Moston seconded the motion. Voice vote recorded all ayes. Motion carried.*

***Planner's Report***

Mr. Evans briefly discussed future cases and presented the proposed alterations for the Velleur petition for the board's review.

- 1 The Lutheran Church of Atonement is on hold.
- 2 The Retail Preference Special Use text amendment, which was passed by the Village Board in October of 2004, will be submitted in the next Zoning Board of Appeals packet.
- 3 Mr. Evans provided an amended plan from the Velleuer petition, which was presented to the Architectural Review Committee on February 24, 2005. This amended plan reduced the height of the building to meet the height requirements.

***Adjournment***

*Motion by Ms. Moston to adjourn. Mr. Julian seconded the motion. Voice vote recorded all ayes. Motion carried.*

Meeting adjourned at approximately 7:38 p.m.

Respectfully submitted,  
Paula Emerson  
Recording Secretary

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Patricia Pokorski, Chairperson  
Zoning Board of Appeals